

NOTICE OF ACCELERATION OF LOAN BALANCE

Date: [Insert Date]

[Borrower Name]
[Property Address]
[City, State, Zip Code]

RE: Mortgage Loan Account Number: [Insert Account Number]

Dear [Borrower Name],

This letter serves as formal notice that you have failed to cure the default on your mortgage loan as specified in the Notice of Default sent to you on [Date of Previous Notice].

As a result of your failure to pay the required amount to bring your account current, [Lender Name] has exercised its right under the terms of your Promissory Note and Mortgage/Deed of Trust to **accelerate** the maturity of your loan.

THE FULL BALANCE OF YOUR LOAN IS NOW DUE AND PAYABLE IMMEDIATELY.

The total amount required to pay off your loan in full as of [Current Date] is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Attorney Fees/Costs: \$[Amount]
- **TOTAL PAYOFF AMOUNT: \$[Total Amount]**

Please be advised that interest continues to accrue daily. If full payment is not received by [Deadline Date], we will initiate formal foreclosure proceedings to sell the property at a public auction to satisfy the debt.

To arrange for a wire transfer or to discuss payment options, please contact our Loss Mitigation Department immediately at [Phone Number].

Sincerely,

[Authorized Representative Name]
[Lender/Servicer Name]
[Contact Information]